

Planning Commission Meeting

Minutes of Morgan City Planning Commission GENERAL meeting held in open public session on October 20th, 2015 at 7:00 p.m., in the Council/Court Room in the City Office at 90 West Young Street.

MINUTES

OCTOBER 20TH, 2015 7:00 PM

MORGAN CITY COUNCIL ROOM

MEETING CALLED BY	Chairman Doug Garfield
MEMBERS	Robert Lynam, David Griffith, Julie Anderson, Dave Carter, Jim Brown.
EXCUSED	Ernie Durrant.
CITY STAFF	Steve Garside, City Planner; Tony London, City Council Member; Ray Little, Mayor.
OTHERS PRESENT	Mark Walker, Landon Walker, Nicole Bybee, Gordon Tolley.
INTRODUCTION	Chairman Doug Garfield called the meeting to order and welcomed all in attendance.

WORK SESSION

DISCUSSION	<p>Yearly Review-Conditional Use Permit/Outdoor Storage-ProPolymer's-Doug Garfield asked the Commission if they had an opportunity to review the site and if there were any comments. Robert Lynam had taken pictures and reviewed them with the Commission. Members that visited the site indicated the loading dock has containers tipped over onto the County Property and needs to be cleaned up. Doug Garfield stated the fence is doing its job by keeping trash and debris contained but there is too much debris scattered on the fence line and property. Recommendation is to police the area, clean up debris and to clean up the containers that tipped off the dock onto the County Property.</p> <p>Commercial Fencing-Walker Mortuary-Steve Garside described one of the purposes of the application coming to the Planning Commission is provisions in the Ordinance overlap and conflict. One provision requires Commission approval for fencing exceeding 6 feet in height. Parking lot elevation is two feet higher on the adjacent lot than that of the applicants. The applicant is requesting a 2ft concrete retaining wall and then a 6ft vinyl fence. Another purpose is there has been a struggle with adjacent property owners with operating issues and deliveries occurring on the applicant's property. Staff recommended that the applicant seek this approval from the Commission to eliminate any potential objections to the installation of the fence. The Commission discussed the application as reasonable and appropriate for the site.</p> <p>Discussion-Industrial Zone Requirements-Commission Chairman, Doug Garfield asked at a prior meeting for members to visit other cities industrial areas and report their thoughts on what was observed. Jim Brown stated he saw everything from beautiful landscaping, sidewalks and park strips to buildings abutting sidewalks with not park strip or landscaping. Doug Garfield had reviewed Logan City as they are comparable to Morgan City. He also observed a variety but noticed more beautification with newer developments suggesting an Ordinance enhancing landscape and park strip requirements has been adopted. Jim Brown indicated the same thoughts.</p>
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	<p>Council Member Tony London stated Morgan City's industrial area does not go for miles as do the area Jim Brown is referring to and does not feel the need to have as much landscape requirements are our current ordinance requires. The Commission members discussed that Morgan City is a walkable community, that the industrial area could also house commercial businesses and upon reviewing our current industrial district, Doug Garfield described the area as "a ghetto".</p> <p>The Commission discussed the need for the area to look better yet Robert Lynam indicated he would not want the beautification requirements to deter potential business. The Commission discussed keeping the same landscape requirements with more flexibility by allowing the landscape requirements beyond the side walk to be split. This would allow developers to encompass the required landscape footage with portions abutting the building, in front of the business and also at sidewalk. Utilities that are currently housed beyond the side-walk, could possibly be moved to the park strip. Julie Anderson stated Morgan City is known for its beauty, she would prefer to keep or increase the landscape requirements.</p> <p>The Commission continued to discuss businesses currently in the area, as well as UDOT moving forward to incorporate their operation to the area as well as the areas that still have the potential to be developed. The Commission directed staff to draft an amendment to the Industrial Zone Requirements for Public Hearing at November 17th, 2015 Planning Commission Meeting.</p>
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GENERAL SESSION

MINUTES APPROVAL – September 15th, 2015

MOTION	<p>Robert Lynam moved to approve minutes of the Planning Commission Meeting September 15th, 2015 as presented. Second: Julie Anderson Unanimous</p>
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ITEM #1 YEARLY REVIEW-CONDTIONAL USE PERMIT-OUTDOOR STORAGE-PROPOLYMERS

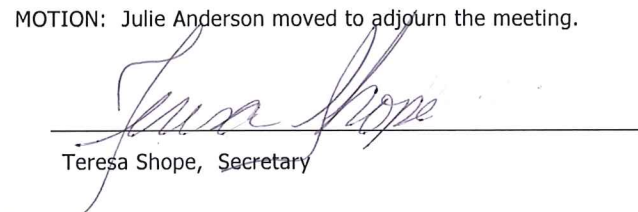
DISCUSSION	<p>Steve Garside gave a history of the Conditional Use permit for outdoor storage at ProPolymers. The intent of the Commission was to impose conditions which would ensure integrity of the area. Part of those conditions required a yearly review to also ensure the conditions imposed and completed were also maintained. During the work session, the commission discussed the findings upon site review of the property and the consensus was that the overall requirements are still in place and maintained with a few exemptions.</p> <p>Doug Garfield stated he toured the area last night and the fencing seemed to be in good shape and maintained. Stacking was okay but could be improved. On the west side of the dock, some bins have tipped over onto the County property and needs to be cleaned up. The area needs to be policed for debris in the area. The fence is doing its job of containment but needs to have the garbage picked up.</p> <p>Nicole Bybee from ProPolymers indicated this is their season for cleanup prior to the winter. They had planned on restacking bins and doing a cleanup. She thanked the commission for the review and the comments made. Doug and Nicole discussed a time frame to clean up debris, the tipped over bins on the west side of the dock and restacking of bins in the yard. Nicole will report back to the office within the month to inform staff the items discussed have been completed. The Conditional Use Permit will continue with a yearly review.</p>
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ITEM #2 COMMERCIAL FENCING-WALKER MORTUARY

DISCUSSION	<p>BACKGROUND:</p> <p>The applicant is requesting from the Planning Commission, under Section 10-10-8 D., the ability to install a solid vinyl fence that will be in excess of six (6) feet. The proposed height of the fence is eight (8) feet, as measured from the applicant's side of the property line, and the proposed location of the fence is along a property line abutting another commercial use. The location is also on an interior lot line, avoiding any conflicts with public rights of way. As the fence nears the right of way, it drops in height to three (3) feet.</p> <p>While under Section 10-10-4 G., the height of fencing is generally measured from the highest ground level, that standard is applicable to ensure minimum height requirements are met. Since the minimum height requirement does not apply to this scenario, and the height of the fence will exceed the six (6) feet, staff recommended that the applicant seek this approval from the Commission to eliminate any potential objections to the installation of the fence.</p> <p>RECOMMENDATION:</p> <p>Planning Staff recommends approving the requested modification, allowing the installation of an eight (8) foot along the property line, ensuring a drop in the height at a designated location, reducing problematic visual barriers to the traveling public.</p> <p>Applicant Mark Walker stated his property is level but the adjacent property is at a slope. If he was to decrease the concrete to match the slope, the vinyl fencing appears sloping as well. There is also the potential for damage to the fence during snow removal. The fence would tier down to 3ft to accommodate the public right of way.</p> <p>The Commission along with the applicant discussed the setback on the south end of the fence from the public right of way. Setback would be in alignment with required building set back on the adjacent properties on either side.</p>
MOTION	<p>Jim Brown moved to accept Commercial Fencing application for Walker Mortuary as presented with the drop down at setback. Robert Lynam Unanimous</p>

ADJOURNMENT:

MOTION: Julie Anderson moved to adjourn the meeting.


Teresa Shope, Secretary

These minutes were approved at the

November 17th 2015 meeting.